

**COMMUNITY DEVELOPMENT PROGRAM
ALLOCATION COMMITTEE MEETING
THURSDAY, June 5, 2014
10:30 A.M.
GCMPC Conference Room, 2nd Floor**

A-G-E-N-D-A

- I. Call to Order
- II. Roll Call
- ***III. Minutes of the May 1, 2014 Meeting (attached)
- IV. Opportunity for Individuals to Address the Committee
- ***V. 2014 HOME Investment Partnership Awards (attached)
- ***VI. CDBG Transfer of Funds (attached)
- VII. 2013 Consolidated Annual Performance Report Update (attached)
- VIII. HUD Update
- IX. Other Business
- X. Adjournment

***Indicates Action Item



**COMMUNITY DEVELOPMENT PROGRAM
ALLOCATION COMMITTEE MEETING
May 1, 2014, 10:30 a.m.**

MINUTES

The Allocation Committee met at 10:30 a.m. on Thursday, May 1, 2014, in the Conference Room of the Genesee County Metropolitan Planning Commission (GCMPC), 1101 Beach Street, Room 223, Flint, Michigan.

I. CALL TO ORDER

 Ms. Durgan called the meeting to order at 10:33 a.m.


 **Roll Call**

Present: Christine Durgan, John Northrup, Karen Miller, Paula Zelenko, Pegge Adams, Richard Abrams and Sheila Taylor.

Absent/Excused: Jeff Lutze, Mark Emmendorfer, Omar Sims and Stephen Fuhr.

Others Present: Margaret Kato, Ravi Yalamanchi, George MacEachern, Lamonica Harris, Anna Pinter and Nichole Odette.

II. MINUTES

 **Minutes of the April 3, 2014 Regular Meeting**

 **Motion: Action:** Approve, **Moved by** Pegge Adams, **Seconded by** Richard Abrams, to approve the April 3, 2014 regular meeting minutes as presented.

Motion passed unanimously.

III. HOME Program Presentations

Ms. Durgan stated that applications for 2014 HOME funding were due on April 14th. Two agencies, Habitat for Humanity and Metro Community Development are requesting funding and are here to give brief overviews of their projects.

 **A. Habitat for Humanity**


Ms. Kato explained that Genesee County Habitat for Humanity partners with Habitat International and two banks, Bank of America and Chase Bank, which donate foreclosed properties for redevelopment. In order to purchase the homes, clients must have the ability to pay a mortgage, be within 30-60% of the area median income and donate 250 hours of sweat equity. Habitat provides 20 year, zero percent interest loans and receives approximately \$10,000 a month in homeowner payments that are put towards future programing. Habitat's foreclosure rate is less than 1%. Habitat is requesting \$368,600 in 2014 HOME funding for five projects: the rehabilitation of one single family home located in the city of Burton; and four new construction homes, one in Mt. Morris Township, one in the City of Fenton; and two in Thetford Township. Habitat already has \$211,000 committed for these projects through homeowner repayments, church partners, gifts in-kind and land donation.

B. Metro Community Development


Mr. Yalamanchi explained that Metro Community Development (MCD) is a Community Development Financial Institution (CDFI) that offers loans to families and small businesses that cannot get loans through banks due to credit issues or bankruptcy. MCD is the only CDFI in Genesee County. Through the Affordable Mortgage program, MCD has provided 23 loans to low-income families in amounts ranging from \$12,500 to \$80,000 to purchase rehabilitated NSP homes. Before offering loans, MCD works with clients to enhance their credit and they must attend homeownership counseling. After signing the mortgage, MCD monitors the families each month and if needed, works with the Step Forward Michigan program to help clients catch up on payments. To date, there have been no foreclosures. MCD is requesting \$150,000 in 2014 HOME funds to continue the Affordable Mortgage program.

Ms. Taylor added that both Habitat for Humanity and Metro Community Development's projects help with GCMPC's commitments to HUD with the Neighborhood Stabilization Program and HOME Program to provide homes for the low-income population. Staff is currently finalizing the review of both HOME project applications and will bring recommendations to this committee for approval next month.

IV. HUD UPDATE

 Ms. Taylor stated that the 2013 ESG contracts were signed last week and later this month, staff will send out applications for the 2014 ESG funding. The 2014 CDBG program year begins today, May 1st. Staff plans to sign contracts with the Group 2 municipalities in the next two weeks. Staff replied in writing to HUD regarding the two environmental review findings and is still waiting for a response.

V. OTHER BUSINESS

 There was no Other Business.

VI. ADJOURNMENT

 Ms. Durgan adjourned the meeting at 11:09 a.m.

Respectfully submitted,
Nichole Odette, Secretary
Genesee County Metropolitan Planning Commission

MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Sheila Taylor, Principal Planner
Genesee County Metropolitan Planning Commission

DATE: June 5, 2014

SUBJECT: **2014 HOME Investment Partnerships Awards**

Project applications for the HOME Investment Partnership (HOME) Program for Community Housing Development Organizations (CHDO) were due on April 14, 2014. Genesee County Habitat for Humanity submitted the only application for both CHDO certification and a construction project. Metro Community Development also sent a request for additional funds under their current Affordable Mortgage Program.

Habitat is requesting \$368,600 to rehabilitate one single family home, located in the City of Burton, and to complete four new construction homes, one in the City of Fenton, one in Mt. Morris Township and two in Thetford Township.

Metro Community Development (MCD) submitted a request for \$150,000 in additional HOME funding for the HOME Affordable Mortgage program. MCD is currently under contract with GCMPC to provide mortgage lending services to very low-income residents to assist with the purchase of Neighborhood Stabilization Program (NSP) homes. The current contract amount is \$210,000, which has funded six mortgages, with one additional mortgage in progress, for NSP buyers. The funding also covers loan servicing.

The additional HOME funding will provide assistance to approximately three to six families, depending on mortgage amounts. This funding will also help the County in meeting the NSP set-aside requirement that 25% of NSP grant funds be used to assist very low-income (50% AMI) households.

The contract for Habitat for Humanity is currently being reviewed by Genesee County Corporation Counsel. A contract addendum for the additional funding will be completed for Metro Community Development.

V



An Equal Opportunity Organization

Equal Housing Opportunity 

At this time, Genesee County Metropolitan Planning Commission staff is requesting a recommendation of approval to the Community and Economic Development Committee to enter into a contract with Genesee County Habitat for Humanity for \$368,600 and to provide an additional \$150,000 of HOME funding to Metro Community Development, through a contract amendment, for the HOME Affordable Mortgage program. This request for approval will be forwarded to the Genesee County Community and Economic Development Committee at their June 11, 2014 meeting.

MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Sheila Taylor, Principal Planner
Genesee County Metropolitan Planning Commission

DATE: June 5, 2014

SUBJECT: **Transfer of Community Development Block Grant Funds**

Please approve the following transfers of Community Development Block Grant funds:

Amount	To Project	From Project	Comments
\$2,923.00	Recapture	2012 Village of Otisville Sidewalk Improvements, Athletic Street #1965	Project Complete
\$2,815.00	Recapture	2012 City of Montrose Park Improvements, Blueberry Park #1939	Project Complete
\$1,498.00	Recapture	2012 Village of Otter Lake Removal of Architectural Barriers, Village Hall Entrance #1966	Project Complete



MEMORANDUM

TO: Members of the Genesee County Allocation Committee

FROM: Sheila Taylor, Principal Planner
Genesee County Metropolitan Planning Commission

DATE: June 5, 2014

SUBJECT: **2013 Consolidated Annual Performance Evaluation Report (CAPER)**

Genesee County Metropolitan Planning Commission (GCMPC) staff has started updating the Consolidated Annual Performance Evaluation Report (CAPER) for the 2013 Program Year. The CAPER is a U.S. Housing and Urban Development (HUD) report that provides information on the activities completed during the previous Program Year and the progress being made on the goals and objectives identified in the 2011 – 2014 Consolidated Plan.

A draft of the report will be completed by June 20th. Each of the Local Units of Government, Allocation Committee members and Community and Economic Development Committee members will receive an electronic version of the report for their review and comments.

The public comment period will begin on June 30th and end on July 17th. The final CAPER, incorporating any comments received, will be submitted to HUD on or before July 31, 2014.

